

# Agenda

## Sudden Valley Community Association Architectural Control Committee

May 7, 2015  
 9:00 AM  
 Sunset Room

Type of meeting: Request and Plan Review  
 Facilitators: Bruce Sterling, ACC Co-Chair  
 Note takers:  
 Attendees:  
 Observers:

### Agenda Topics

Item No. 1	Approval of April 16, 2015 ACC Meeting Minutes
Item No. 2	Tree Subcommittee Report
Item No. 3	21 Louise View Drive (25/163) Gate 5 - Fence
Item No. 4	20 Tumbling Water Drive (24/77,78) Gate 5 – Hot tub
Item No. 5	20 Tumbling Water Drive (24/77/78) Gate 5 - Fence
Item No. 6	156 Polo Park Drive (9/156) Gate 9 - Paint
Item No. 7	24 Western Lane (29/9) Gate 9 – Siding and paint garage door - approved
Item No. 8	22 Parkview Circle (6/87) Gate 9 – Replace deck
Item No. 9	4 Midnight Court (22/19) Gate 9 – Variance on setback
Item No. 10	415 Sudden Valley Dr. (1/56) Gate 3 - Paint
Item No. 11	24 Rocky Ridge Drive (2/170,171) Gate 3 – Drainage, regrade ground
Item No. 12	24 Rocky Ridge Drive (2/170,171) Gate 3 – Drainage to culvert
Item No. 13	14 Eagle Crest Court (2/89) Gate 3 – Paint banister, driveway repairs, pillars
Item No. 14	38 Grandview Lane (7/28) Gate 2 – Re-approval for new construction start date
Item No. 15	8 Swallow Circle (7/142) Gate 2 – Roof replacement
Item No. 16	14 Windward Drive (32/50) Gate 1 – Driveway drainage, replace gravel
Item No. 17	<del>4 Marina Drive (32/42) Gate 1 – Install air conditioner</del> Withdrawn
Item No. 18	45 Windward Drive (32/97) Gate 1 – Sun room on deck, replace driveway
Item No. 19	12 North Point Drive (12/11) Gate 1 – Retaining wall, gravel under deck
Item No. 20	11 North Point Drive (12/84) Gate 1 – Install heat pump

<b>Item No. 21</b>	<b>39 North Point Drive (12/117) Gate 1 – Excavate walkway, put in pavers</b>
<b>Item No. 22</b>	<b>Site Visits</b>
<b>Item No. 23</b>	<b>Real Estate Values</b>
<b>Item No. 24</b>	
<b>Item No. 25</b>	
<b>Item No. 26</b>	
<b>Item No. 27</b>	<b>Old Business</b>
<b>Item No. 28</b>	<b>New Business</b>

<b>Item – 1</b>	<b>Approval of April 16, 2015 ACC Meeting Minutes</b>
<b>Comments:</b>	
<b>Discussion:</b>	
<b>Action:</b>	

<b>Item – 2</b>	<p><b>Tree Subcommittee Report May 1, 2015: Bruce Sterling, Jo Jean Kos, Suzanne Blangsted</b></p> <p><b>The tree subcommittee recommends the following:</b></p> <p><b>A 2 Gooseberry Circle (27/22) Gate 5 - Recommend to the BOD to approve removal of 1 fir tree located in Sudden Valley road right-of-way Request in packet. (Managing Director will determine payer).</b></p> <p><b>B 12 Wisteria Lane (30/46) Gate 5 - Approve to remove 5 alders and 1 hemlock Request in packet. Approve to limb 1 hemlock Request in packet. All work done at applicant's expense.</b></p> <p><b>C 6 Creekside Lane (13/95) Gate – Recommend to the BOD to approve removal of one group of trees located on Sudden Valley right-of-way Request in packet. (Managing Director will determine payer).</b></p> <p><b>D 14 Little Strawberry Lane (3/119) Gate – Approve to remove 1 hemlock as submitted at owner's expense.</b></p> <p><b>E 164 Harborview Drive (22/210) Gate – Recommend to the BOD to approve removal of 1 cedar tree in the Sudden Valley common area at applicant's expense.</b></p> <p><b>F 23 Marigold Drive (17/5) Gate – Approve to remove 1 alder (tree #1) as submitted at applicant's expense. Recommend to the BOD to approve removal of 1 alder (tree #2) in the Sudden Valley common area at Sudden Valley's expense. (This is a hazard leaning tree).</b></p> <p><b>G 25 Grand View Lane (7/107) Gate 2 – Approve to remove 20 fir and cedar trees and limb 4 fir and cedar trees as submitted at owner's expense. Replanting of 10 native species vegetation of owner's choice is required.</b></p>
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	<b>H</b>	<b>27 Grand View Lane (7/108) Gate 2 – Recommend to the BOD to approve removal of 1 tree on Sudden Valley green belt as submitted at applicant's expense. Approve to remove 6 fir and hemlock trees and limb 4 fir and hemlock trees at applicant's expense Request in packet. Replanting of 5 native species vegetation is required. Neighboring homeowner's permission has been acquired.</b>
	<b>I</b>	<b>29 Grand View Lane (7/109) Gate 2 – Approve to remove 4 trees at applicant's expense Request in packet. Replanting of two native species vegetation of owner's choice is required.</b>
	<b>J</b>	<b>6 Birdie Lane (32/69) Gate 1 – Approve to remove 4 trees at applicant's expense Request in packet. Replanting of two native species vegetation of owner's choice is required.</b>
	<b>L</b>	<b>45 Windward Drive (32/97) Gate 1 – Approve removal of grass to left of house and replanting with low maintenance shrubs and small trees at owner's expense. Defer removal of 3 trees due to lack of rib boning.</b>

**Comments: Requests included in packet.**

**Discussion:**

**Action:**

<b>Item – 3</b>	<b>20 Louise View Drive (25/163) Gate 5 - Fence</b>
<b>Comments: Request in packet.</b>	
<b>Discussion:</b>	
<b>Action:</b>	

<b>Item – 4</b>	<b>20 Tumbling Water Drive (24/77,78) Gate 5 – Hot Tub</b>
<b>Comments: Request in packet.</b>	
<b>Discussion:</b>	
<b>Action:</b>	

<b>Item – 5</b>	<b>20 Tumbling water Drive (24/77/78) Gate 5 - Fence</b>
<b>Comments: Request in packet.</b>	
<b>Discussion:</b>	
<b>Action:</b>	

<b>Item – 6</b>	<b>156 Polo Park Drive ( 9/156) Gate 9 - Paint</b>
<b>Comments: Request in packet.</b>	
<b>Discussion:</b>	
<b>Action:</b>	

<b>Item – 7</b>	<b>24 Western Lane (29/9) Gate 9 - Siding and paint garage door - approved</b>
<b>Comments: Request in packet.</b>	
<b>Discussion: Approved by Moseness, Finn, Kos, Sterling, Case, Pfeil via e-vote, Blangsted opposed.</b>	
<b>Action: Approved</b>	

<b>Item – 8</b>	<b>22 Parkview Circle ( 6/87) Gate 9 - Replace deck</b>
<b>Comments: Request in packet.</b>	
<b>Discussion:</b>	
<b>Action:</b>	

<b>Item – 9</b>	<b>4 Midnight Court (22/19) Gate 9 – Variance on setback</b>
<b>Comments: Request in packet.</b>	
<b>Discussion:</b>	
<b>Action:</b>	

<b>Item – 10</b>	<b>415 Sudden Valley Drive (1/56) Gate 3 - Paint</b>
<b>Comments: Request in packet.</b>	
<b>Discussion:</b>	
<b>Action:</b>	

<b>Item – 11</b>	<b>24 Rocky Ridge Drive (2/170,171) Gate 3 - Drainage, regrade ground</b>
<b>Comments: Request in packet.</b>	
<b>Discussion:</b>	
<b>Action:</b>	

<b>Item – 12</b>	<b>24 Rocky Ridge Drive (2/170,171) Gate 3 - Drainage to culvert</b>
<b>Comments: Request in packet.</b>	
<b>Discussion:</b>	
<b>Action:</b>	

<b>Item – 13</b>	<b>14 Eagle Crest Court (2/89) Gate 3 - Paint banister, driveway repairs, pillars</b>
<b>Comments: Request in packet.</b>	
<b>Discussion:</b>	
<b>Action:</b>	

<b>Item – 14</b>	<b>38 Grandview Lane (7/28) Gate 2 - Driveway drainage, replace gravel</b>
<b>Comments: Request in packet.</b>	
<b>Discussion:</b>	
<b>Action:</b>	

<b>Item – 15</b>	<b>8 Swallow Circle (7/142) Gate 2 – Roof replacement</b>
<b>Comments: Request in packet.</b>	
<b>Discussion:</b>	
<b>Action:</b>	

<b>Item – 16</b>	<b>14 Windward Drive (32/50) Gate 1 - Driveway drainage, replace gravel</b>
<b>Comments: Request in packet.</b>	
<b>Discussion:</b>	
<b>Action:</b>	

<b>Item – 17</b>	<b>4 Marina Drive (32/42) Gate 1 - Install air conditioner</b>
<b>Comments: Request in packet.</b>	
<b>Discussion:</b>	
<b>Action:</b>	

<b>Item – 18</b>	<b>45 Windward Drive (32/97) Gate 1 - Sun room on deck, replace driveway</b>
<b>Comments: Request in packet.</b>	
<b>Discussion:</b>	
<b>Action:</b>	

<b>Item – 19</b>	<b>12 North Point Drive (12/11) Gate 1 - Retaining wall, gravel under deck</b>
<b>Comments: Request in packet.</b>	
<b>Discussion:</b>	
<b>Action:</b>	

<b>Item – 20</b>	<b>11 North Point Drive (12/84) Gate 2 – Install heatpump</b>
<b>Comments: Request in packet.</b>	
<b>Discussion:</b>	
<b>Action:</b>	

<b>Item – 21</b>	<b>39 North Point Drive (12/117) Gate 1 - Excavate walkway, put in pavers</b>
<b>Comments: Request in packet.</b>	
<b>Discussion:</b>	
<b>Action:</b>	

<b>Item – 22</b>	<b>Site Visits</b>
<b>Comments:</b>	
<b>Discussion:</b>	
<b>Action:</b>	

<b>Item – 23</b>	<b>Real Estate Values</b>
<b>Comments:</b>	
<b>Discussion:</b>	
<b>Action:</b>	

<b>Item – 24</b>	
<b>Comments:</b>	
<b>Discussion:</b>	
<b>Action:</b>	

<b>Item – 25</b>	
<b>Comments:</b>	
<b>Discussion:</b>	
<b>Action:</b>	

<b>Item – 26</b>	
<b>Comments:</b>	
<b>Discussion:</b>	
<b>Action:</b>	

<b>Item – 27</b>	<b>Old Business</b>
<b>Comments:</b>	
<b>Discussion:</b>	
<b>Action:</b>	

<b>Item – 28</b>	<b>New Business</b>
<b>Comments:</b>	
<b>Discussion:</b>	
<b>Action:</b>	